

Construction Cost Survey 2001

Alaska Housing Finance Corporation and The Department of Labor and Workforce Development

Description of Survey

The Construction Cost Survey is designed to measure the relative difference in the cost of selected 'market basket' building materials in various regions of the state. The market basket includes selected construction materials comprising approximately 30 percent of the cost of the model single-family residence below:

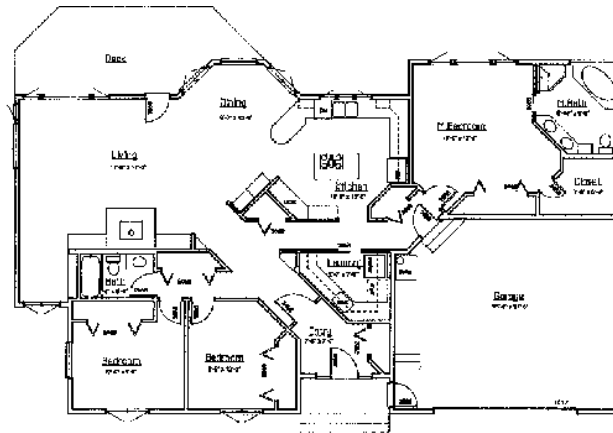
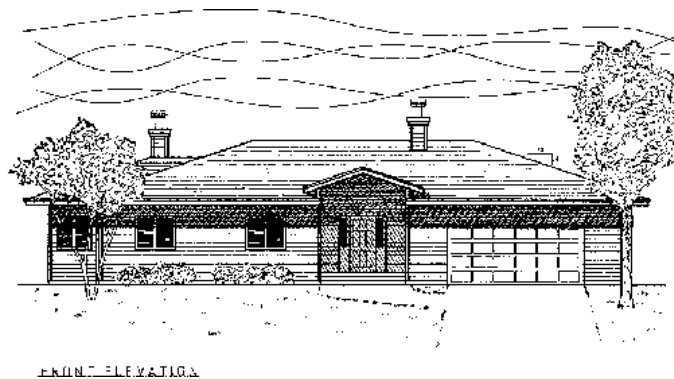


Figure 180.
Floor Plan

This survey does not measure the difference in **total cost** of a house from region to region. Construction materials represent a small component of the total cost of developing a house. Site development, cost of land and available labor play a significant role in the total cost of a home. Further, type of construction and building requirements vary greatly from region to region. The model home in this survey may not represent typical construction in all areas of the state. Conditions and building code regulations in certain areas of the state may require the use of different quantities and types of building product which may raise the cost of construction.

Average Price for Construction Materials

Alaska Suppliers
2001

Table 6-1

Market Basket Items	Quantity	Units	Size	Length	Urban								Rural*		
					Anchorage	Fairbanks	Juneau	Kenai	Ketchikan	Kodiak	Sitka	Wasilla	Barrow	Bethel	Nome
BCI 60 Series	768	ft	14"		\$1,773	\$2,045	\$1,781	\$2,006	\$1,763	\$2,396	\$2,130	\$2,006	\$3,832	\$1,610	\$3,283
2-4-1 T&G FF Underlay 4X8	62	pcs	1 1/8"		2,289	2,771	2,335	2,182	1,823	2,510	2,184	2,182	4,029	2,896	3,414
T-111 8" Center Groove 4'X10' Siding	60	pcs	5/8"		1,991	2,672	1,727	2,408	2,139	2,499	204	2,408	3,599	2,871	3,061
CDX 4X8 53#	106	pcs	5/8"		1,812	2,084	1,782	1,816	1,480	2,118	1,766	1,816	3,539	2,478	2,747
Studs #2 & btr Kiln-dried	164	pcs	2X4"	92 5/8"	408	524	401	375	389	480	334	375	818	576	596
Studs # 2 & btr 14# Kiln-dried	263	pcs	2X6"	92 5/8"	1,011	1,276	929	926	967	1,166	972	926	2,101	1,701	1,340
4X12 Plain Sheetrock 84#	95	pcs	1/2"		1,075	1,197	1,319	995	1,133	1,363	1,282	995	2,849	2,834	1,846
4X12 Type X Sheetrock 109#	68	pcs	5/8"		928	1,033	1,038	875	941	1,123	976	875	4,079	2,029	1,982
3 Tab Shingles Brown	102	bundles			1,267	1,500	1,318	1,230	1,236	1,886	1,091	1,230	6,630	3,756	4,131
Fiberglass Bat Insulation (2,560 sqft)	27	bags	R-38X24	96 sqft	1,653	2,287	1,934	1,791	1,583	2,191	1,754	1,791	2,800	2,846	2,332
Fiberglass Bat Insulation (2,034 sqft)	35	bags	R-21X15	58 sqft	1,218	1,213	1,197	1,085	953	1,294	1,087	1,085	1,749	1,652	1,592
NMB Electric Wire	3	boxes		250'	72	71	89	85	100	90	79	85	267	102	95
Single Breaker	15	pcs	15 Amp		85	99	68	103	99	162	65	103	75	54	95
Copper Pipe Type 'M'	150	ft	3/4"		101	103	112	127	159	191	154	127	150	140	135
ABS Pipe	100	ft	3"		101	96	110	107	116	202	142	107	200	164	122
Total (Without Concrete & Rebar)					\$15,783	\$18,971	\$16,140	\$16,112	\$14,880	\$19,672	\$14,219	\$16,112	\$36,719	\$25,709	\$26,770
Concrete	30	yds			3,060	3,536	3,030	3,170	4,050	4,950	3,870	2,905			
# 4 Rebar	93	pcs	1/2"	20'	477	278	306	416	357	464	439	416			
Total (With Concrete & Rebar)					\$19,320	\$22,785	\$19,475	\$19,698	\$19,287	\$25,086	\$18,528	\$19,433	* Rural Areas Exclude Concrete & Rebar		

Source: Alaska Department of Labor, Research & Analysis Section, "AHFC Market Basket Construction Cost Survey" 2001

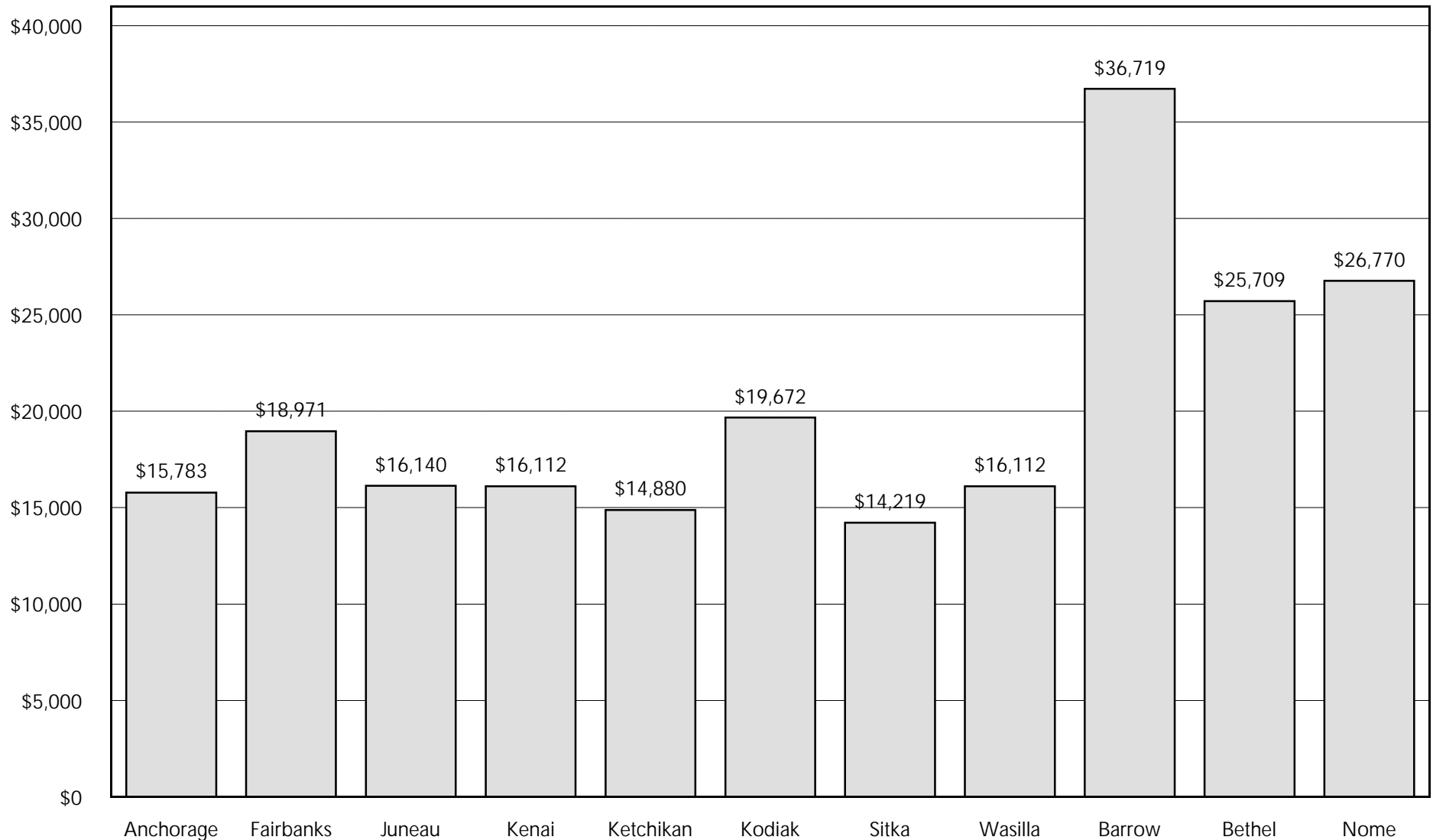
Weighted Average Using 2000 Q2 ODB202 Wages Where Applicable

Totals may not sum due to rounding.

* Rural Areas Exclude
Concrete & Rebar

Average* Cost of Market Basket

Alaskan Suppliers (without Concrete & Rebar for 2001)

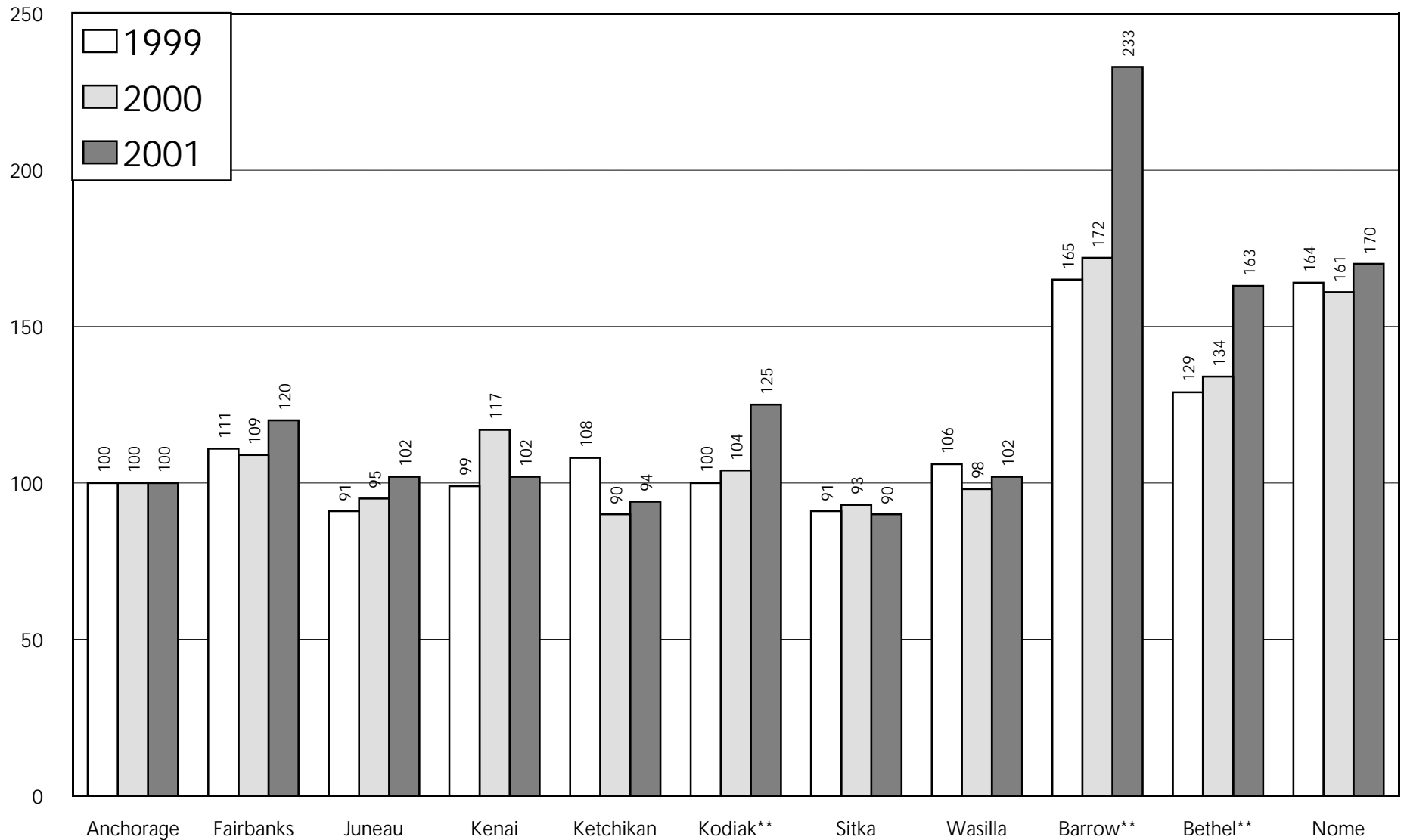


*Starting with 2000, survey results utilize a weighted average methodology.

Source: Alaska Department of Labor and Workforce Development, Research & Analysis Section, "AHFC Market Basket Construction Cost Survey 2001"

Alaskan Suppliers Comparison Index

Urban & Rural Residential Construction (without Concrete & Rebar)
Index by Community with Anchorage as Baseline

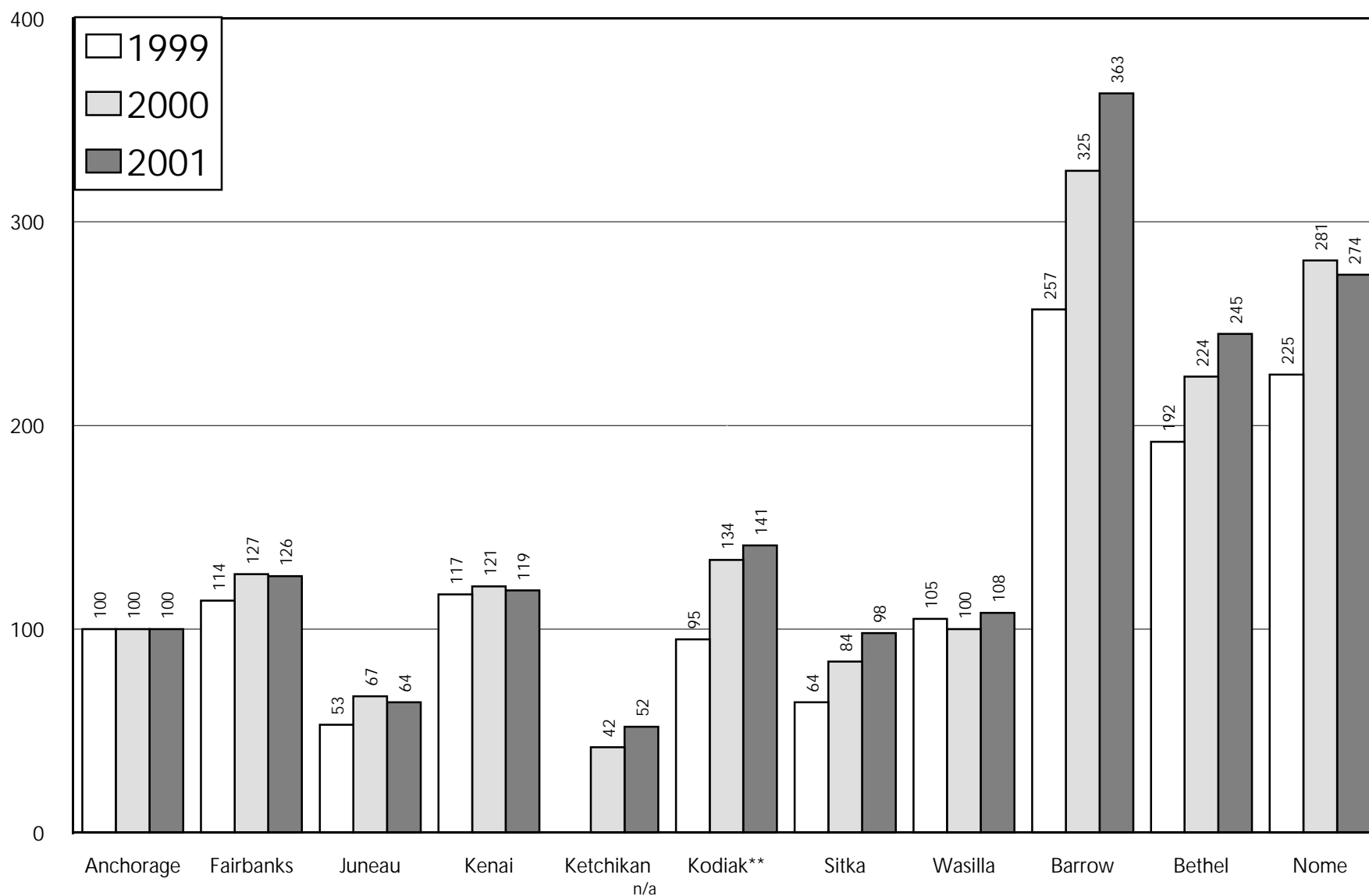


*Starting with 2000, survey results utilize a weighted average methodology. **Revised 2000 Values

Source: Alaska Department of Labor and Workforce Development, Research & Analysis Section, "AHFC Market Basket Construction Cost Surveys 2001"

Transportation Index* for Market Basket from Washington

Index by Community with Anchorage as Baseline (without Concrete & Rebar)



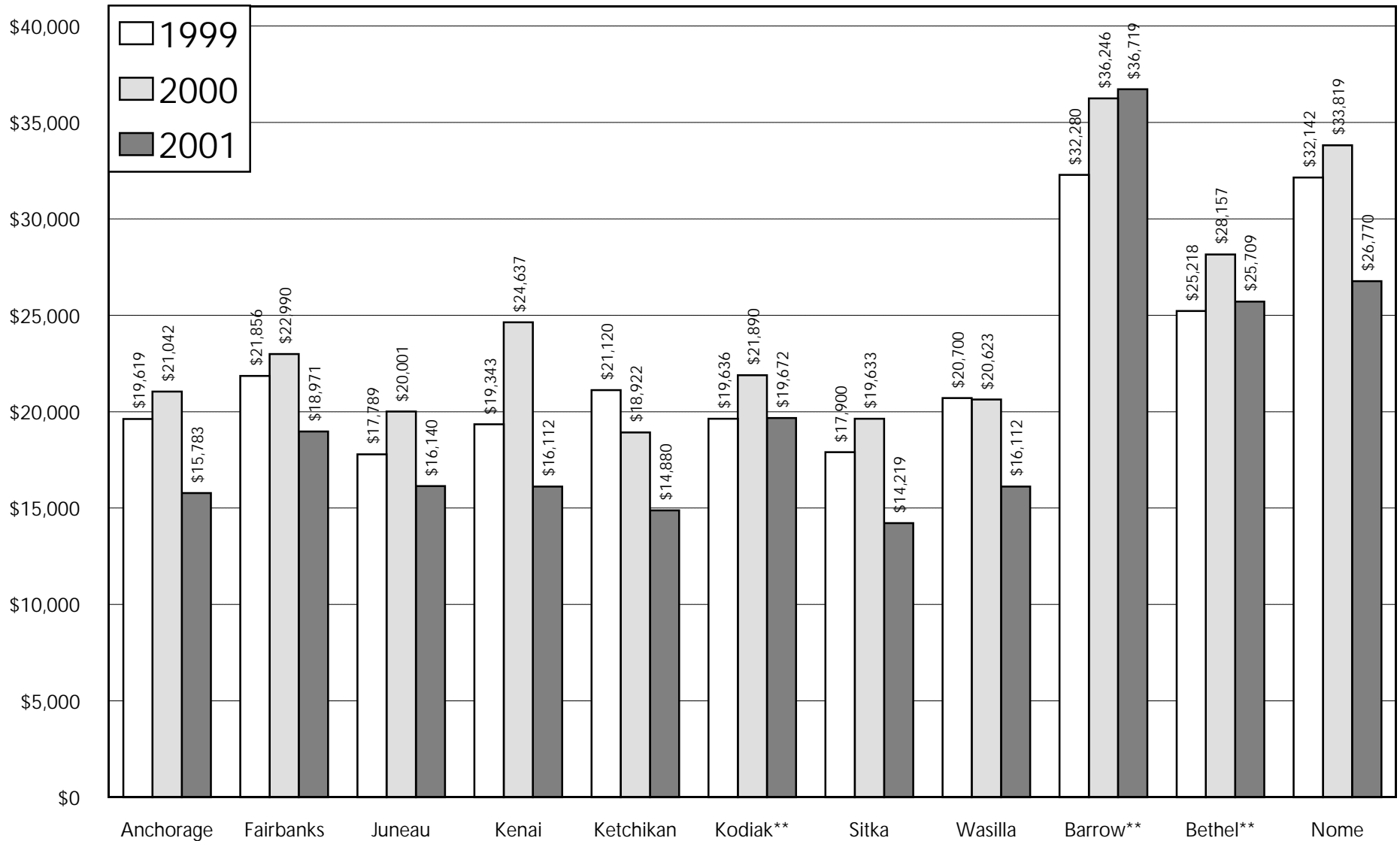
*Starting with 2000, survey results utilize a weighted average methodology. **Revised 2000 Kodiak Values

Source: Alaska Department of Labor and Workforce Development, Research & Analysis Section, "AHFC Market Basket Construction Cost Survey 2001"

Average* Cost of Market Basket: 1999-2001

Urban & Rural Residential Construction (without Concrete & Rebar)

Alaskan Suppliers



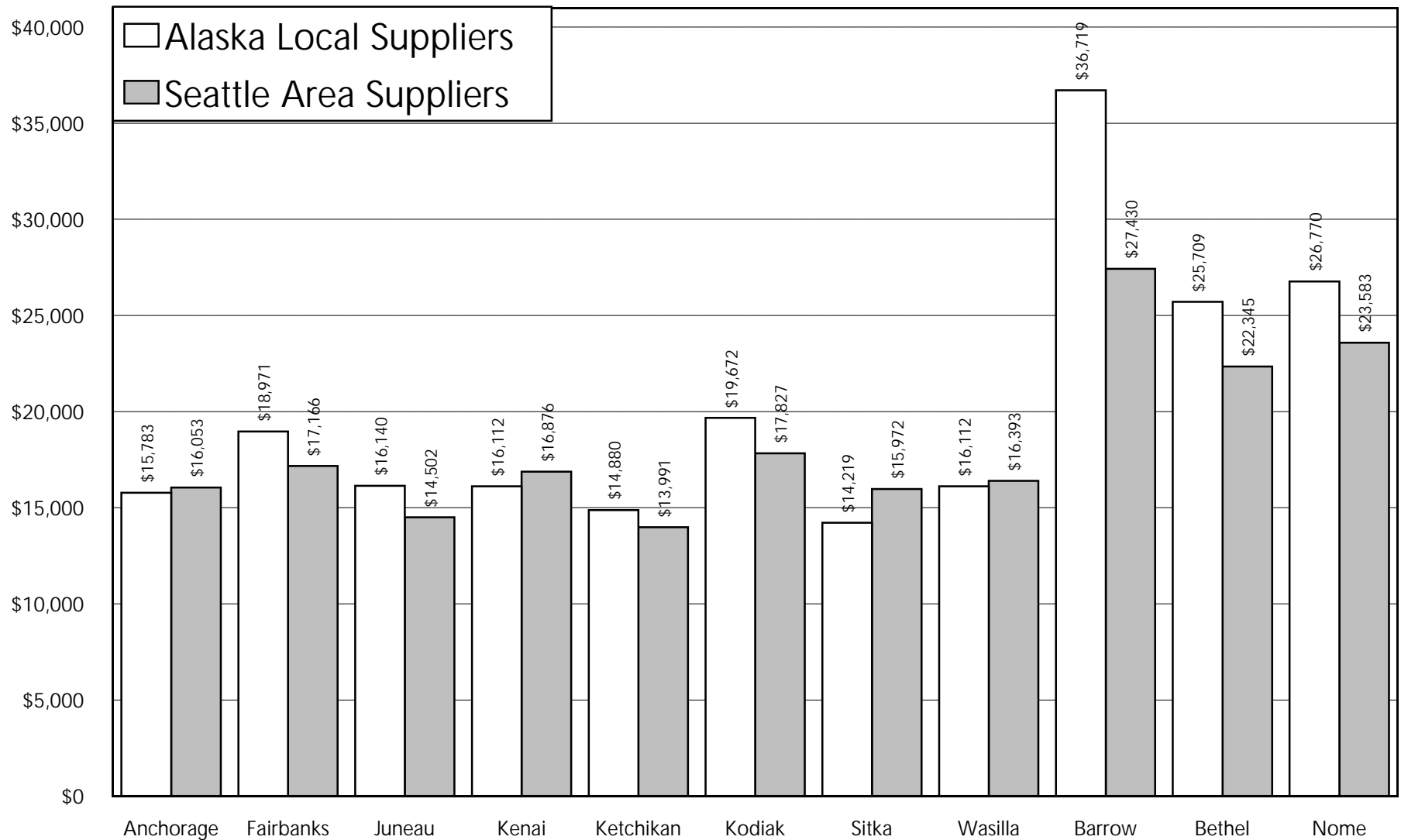
*Starting with 2000, survey results utilize a weighted average methodology. **Revised 2000 Values

Source: Alaska Department of Labor and Workforce Development, Research & Analysis Section, "AHFC Market Basket Construction Cost Surve 2001"

Average* Cost of Market Basket

Regional Suppliers (Without Concrete and Rebar)

2001



*Starting with 2000, survey results utilize a weighted average methodology.

Source: Alaska Department of Labor and Workforce Development, Research & Analysis Section, "AHFC Market Basket Construction Cost Surveys 2001"